

Submitted November 21, 2011  
Approved as of  
Date November 30, 2011

**MINUTES OF THE ROCKVILLE PLANNING  
COMMISSION  
MEETING NO. 16-2011  
Wednesday, July 27, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00p.m., Wednesday July 27,2011.

**PRESENT**

**John Tyner, Chair  
Jerry Callistein  
Don Hadley  
David Hill Kate  
Ostell**

**Absent:** Dion Trahan

**Present:** Susan Swift, Director, CPDS  
Andrew Gunning, Assistant Director, CPDS  
Marcy Waxman, Assistant City Attorney  
Jim Wasilak, Chief of Planning  
David Levy, Chief of Long Range Planning  
Margaret Hall, Planner II  
Cindy Kebba, Planner III  
Mayra Bayonet, Planner III  
Craig Simoneau, Director of the Department of Public Works  
Emad Elshafei, Chief of Traffic and Transportation  
Peter Campanides, Civil Engineer II  
Clark Larson, Planning GIS Specialist

**REVIEW AND ACTION**

**Use Permit USE2006-00702, KAMB Limited**

Assistant City Attorney Marcy Waxman introduced the item and indicated that items 2 and 3 of the July 20,2011 staff memo have been updated to respond to the direction the commission provided during the previous meeting. Item 2 contains additional findings for traffic and

parking, and item 3 is a new condition stating the applicant is prohibited from having deliveries by trucks greater than 30'.

Commissioner Callistein suggested several changes. The commission agreed to amend the first paragraph of item 2 of the staff memo, the third sentence to read as follows: "The site design will incorporate safety improvements to the existing pedestrian crossing in the immediate vicinity of the site, and is therefore not detrimental to the public welfare and is, in fact beneficial to the public."

The commission agreed to amend the fourth sentence in the same paragraph to read as follows: "Although the property is a corner lot, direct vehicular access from either street (Edmonston Drive or Rockville Pike) has been determined to be unsafe by the City's Traffic and Transportation Division due to unacceptable grades from Edmonston Drive or the turning movements into the property would occur from the right turn lane for Edmonston Drive from Rockville Pike."

The commission agreed to amend the last sentence in the third paragraph on page 2 to read as follows: "The furniture use would include pool tables, bars, bar stools, refrigerators, and carpet, all of which could fit on a single unit trucks."

The commission agreed to amend the fourth paragraph on page 4 to read as follows: "Further, the service drive on the Edmonston property along Rockville Pike has several curb cuts, which allow all the public, including users of the KAMB property, to enter, thus diminishing any potential impact of traffic produced by KAMB to the curb cut on the most northern portion of the Edmonston's property."

Commissioner Hill moved to approve as statement of finding the prepared memorandum, as amended, seconded by Commissioner Callistein. The Commission voted 6 to 0, Commissioner Trahan absent, to adopt the additional findings of fact with revisions, and to adopt two additional conditions of approval.

## **WORKSESSION- Seventh work session on the Draft Rockville Pike plan**

The Commission discussed elements of the multiway boulevard, the street network and related elements in the planning area, revisions to the proposed development principles, and the calendar for the land use and form code discussion. The Commission decided to take alternative 6 out of consideration for now and not include it in the costing process.

## **COMMISSION ITEMS**

### **Staff Liaison Report**

Andy Gunning provided a brief report on upcoming meeting agendas for the Commission and the work of the APFO committee.

### **Proposed Modifications to Rules of Procedure**

Commissioner Ostell moved, seconded by Callistein to amend the Planning Commission Rules of Procedure, changing the time frame required to distribute agendas and meeting packets to seven days prior to Commission meetings (rather than twelve days). The Commission voted 5-0, with Commissioners Cook and Trahan absent, to amend the Procedures.

### **Old Business**

No Old Business.

### **New Business**

Commissioner Hill moved, seconded by Commissioner Callistein to change the meeting date of September 28th to September 21<sup>st</sup> so as to not conflict with Rosh Hashanah.

### **Minutes**

No minutes.

### **FYI Correspondence**

No FYI Correspondence.

### **ADJOURN**

The Chair adjourned the meeting at 11:40 PM.

Respectfully Submitted,



Sandra Y. Driver, Commission Secretary